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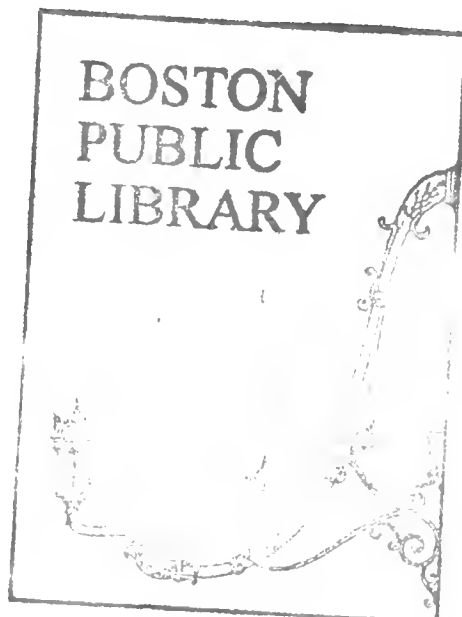
Waterfront

B65R.A



## LIST OF SUBMITTALS

1. Letter to Assistant Regional Administrator for Metropolitan Development
2. Application for Grant for Historic Preservation Purposes (HUD 6781).  
General Information supporting Application.
3. Historic Preservation Site Information (HUD 6781-A).  
Addenda to Site Information (HUD 6781-A)  
Map and Photographic Brochure  
Cost Estimates  
Faneuil Hall Market Building - Exterior Restoration Costs
4. Opinion of Counsel
5. Resolution of the Boston Redevelopment Authority
6. Certification of Recording
7. The Faneuil Hall Markets Report - 5 Volumes
  1. Historical Study
  2. Urban Design - Architectural - Engineering
  3. Technical Drawings
  4. Specifications - Estimates
  5. Real Estate - Marketing/Development
8. Direction of Study and Prime Consultants



BOSTON PUBLIC LIBRARY  
PROPERTY

1992



*Hale Champion*

*Development Administrator*

*Boston Redevelopment Authority*

*City Hall Annex*

*Boston, Mass. 02108*

DEC 12 1968

Mr. William J. Davis  
Assistant Regional Administrator for  
Metropolitan Development  
Department of Housing and Urban  
Development  
26 Federal Plaza  
New York, New York 10007

Dear Mr. Davis:

We are submitting an Application for Grant for Historic Preservation Purposes and required supporting documentation. Also enclosed is a synopsis and complete report of the Faneuil Hall Markets Project.

The Boston Redevelopment Authority is requesting a grant of \$100,000 to be used for the Exterior Restoration of the Faneuil Hall Market Building, which is owned by the City of Boston. This structure, which is a registered historic landmark, is the middle building in a complex known as the Faneuil Hall Markets, built in the 1820's by Mayor Quincy. The entire complex, located in the Downtown Waterfront-Faneuil Hall Urban Renewal Area - R-77, is important architecturally and historically to the City and the nation.

The Downtown Waterfront-Faneuil Hall Urban Renewal Plan recognized the importance of this complex and specified that a special study should be undertaken to determine the feasibility of restoring the buildings in the Faneuil Hall Market Complex. This study has been completed by a team of consultants under the direction of Architectural Heritage, Inc., and the Society for the Preservation of New England Antiquities. The study recommended that the buildings be restored, and suggested that approximately \$2,000,000 be obtained from various sources to make the development of this area economically viable. We have been advised that your department will be able to assist us in the financing of the Faneuil Hall Market Building exterior restoration and that regular Title I renewal funds may be made available to assist us in the exterior restoration of the North and South Market Buildings, which are presently owned by the Boston Redevelopment Authority.

The Report further recommends that this area complement and serve the new Government Center Project, the Downtown Financial District,



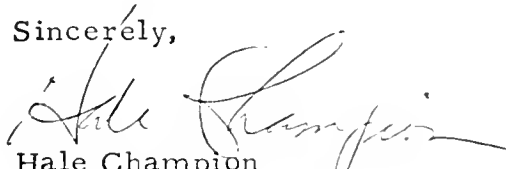
the North End (Residential District) and the Waterfront Project, by providing for a variety of uses and creating a needed active linkage from the Government Center to the Waterfront. The Faneuil Hall Market Building will play a key role in this endeavor. The building will house retail meat and produce dealers, and specialty shops, on the first floor and basement; and on the second floor, restaurants, office space, and one of the major rooms, located within the rotunda, for civic functions in the City of Boston.

The study pointed out that a proper restoration would provide the City not only with an attractive economic development but also a most significant architecturally restored Urban Area that will be important historically and educationally.

Your approval of this request will not only ensure the preservation of the historically significant Faneuil Hall Market Building but will also provide the impetus to our program for the restoration and rehabilitation of all the buildings to be retained in the entire Downtown Waterfront Project.

I appreciate the attention you will give this most important project.

Sincerely,



Hale Champion  
Development Administrator

Enclosures

cc: Mr. Judah Gribetz  
Mr. Arthur Davis  
Mr. Daniel Taylor





U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OPEN-SPACE LAND PROGRAM

HUD USE ONLY

APPLICATION FOR GRANT FOR HISTORIC PRESERVATION  
PURPOSES

(Title VII, Housing Act of 1961, As Amended)

PROJECT NUMBER:

DATE RECEIVED:

C.D.:

SMSA:

INSTRUCTIONS: Prepare original and 2 conformed copies for HUD. Place original in Binder No. 1, copy in Binder No. 2 and 3. Complete one form HUD-5781 for each application. Complete one form HUD-5781A, Site Information, for each site in the application.

Population of applicant's jurisdiction

Median family income of applicant's jurisdiction \$

A. IDENTIFICATION OF APPLICANT AND CONTACT PERSON

LEGAL NAME OF APPLICANT

Boston Redevelopment Authority

MAILING ADDRESS  
(Include Zip Code):

1108 City Hall Annex  
Boston, Massachusetts 02108

PERSON TO WHOM INQUIRIES ABOUT APPLICATION SHOULD BE DIRECTED:

NAME: Hale Champion

TITLE: Development Administrator

ADDRESS (Include  
Zip Code):

1108 City Hall Annex  
Boston, Massachusetts 02108

TELEPHONE NO.: 227-4270 AREA CODE 617

B. PROPOSED ACTIVITIES (Check appropriate box)

☐ ACQUISITION ONLY

☐ ACQUISITION AND PRESERVATION

☒ PRESERVATION ONLY

C. SUBMISSION

☒ Initial application

☐ Revision of prior application (Project No. \_\_\_\_\_), for purpose of: \_\_\_\_\_

D. Total Acres to be Acquired

None

G. COMPUTATION  
OF  
PROJECT GRANT

TOTAL COSTS

REQUESTED  
GRANT

HUD USE  
ONLY

E. No. of Non-contiguous Sites

None

F. Location (List each town or city, township,  
county, where land is located)

Boston, Suffolk County,

Massachusetts

Acquisition

0

0

Relocation of  
Structure

0

0

Restoration and/or  
Improvements

\$240,000 \$100,000

Relocation  
Services

0

0

TOTAL PROJECT COST

\$240,000

-

Relocation Payments  
(100% Grant)

0

0

TOTAL GRANT

-

\$100,000



C. Financial Information

1. Source and Amount of Non-Federal Share (Specify source and estimated dollar value of materials and services)

a. Applicant **Boston Redevelopment Authority**

- 1. General appropriations: \$
- 2. Special tax levies: \$
- 3. Bonds: \$
- 4. Other: Specify Sources \$

b. Other public: \$  
specify source(s)

c. Private: \$140,000.

If application contains more than 1 site, and funds from b or c above relate solely to particular site(s), indicate which

2. Annual expenditures for historic preservation activities by applicant:

BUDGET	LAST YEAR	CURRENT YEAR	NEXT YEAR (est.)
a. Capital Outlay	\$ 0	\$ 0	\$ 0
b. Maintenance and operating expenses	\$ 0	\$ 0	\$ 0
			Private Funds \$140,000.

3. Is the non-Federal share currently available? Yes \_\_\_\_\_ No X . If no, explain what assurances there are that funds will be available when needed.

It is anticipated that by the time the proposed Federal Grant is available arrangements will have been completed with a developer for financing the non-Federal share of the Project.

4. Is any special type of installment payment purchase or similar financial arrangement contemplated for acquisition of any site? Yes \_\_\_\_\_ No X . If yes, explain:

H. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated above, under the provisions of Title VII of the Housing Act of 1961, as amended, to aid in financing the project described in this application.

I. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application

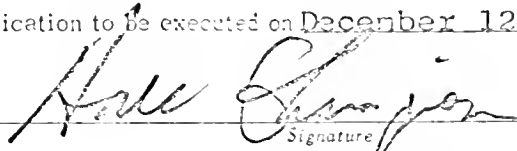
J. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed on December 12, 1968

Boston Redevelopment Authority

Legal Name of Applicant

By

  
Signature

Development Administrator

Title



## GENERAL INFORMATION SUPPORTING APPLICATION

### I. PLANNING DOCUMENTATION.

1. The Faneuil Hall Market Building is located in the approved Downtown Waterfront - Faneuil Hall Urban Renewal Project - Mass. R-77, now in execution.

The Boston Redevelopment Authority is the agency responsible for the planning in this area.

The Downtown Waterfront - Faneuil Hall Urban Renewal Plan specifies that this area is to be preserved and, in fact, one of the primary objectives of the Urban Renewal Plan is the preservation and restoration of historic buildings.

2. This application has been reviewed by the Boston Redevelopment Authority, which is the planning agency for the city. The Boston Redevelopment Authority finds that the development considerations in the comprehensive planning program are compatible with the Project.

### II. RELOCATION DOCUMENTATION

NOT APPLICABLE.



## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HUD USE ONLY

## HISTORIC PRESERVATION SITE INFORMATION

(Project Number)

INSTRUCTIONS: Complete one form HUD-6781A for each property in the application. Attach completed form(s) HUD-6781A to form HUD-6781, Application for Grant for Historic Preservation Part 2.

A. Site No. - Property known as: Faneuil Hall Market Building (Quincy Market Building)

B. COMPUTATION OF SITE GRANT	TOTAL COSTS	REQUESTED GRANT	HUD USE ONLY	C. Location: (town or city, county) Include street address where appropriate
Acquisition	0	0		South Market Street Boston, Suffolk County Massachusetts
Relocation of Structure	0	0		
Restoration and/or Improvements	\$240,000	\$100,000		
Relocation Services	0	0		
<b>TOTAL PROJECT COST</b>	<b>\$240,000</b>	<b>-</b>		
Relocation Payments (100% Grant)	0	0		D. Type of Interest to be Acquired (If applicable) Fee Simple <input type="checkbox"/>
<b>TOTAL GRANT</b>	<b>-</b>	<b>\$100,000</b>		Less Than Fee Simple <input type="checkbox"/> (Specify type: _____ Ownership to remain with City of Boston. Developer to obtain lease.

## E. Proposal Description:

## 1. Briefly describe historic or architectural significance of the property:

The building is of national importance in the history of American architecture and technology. It was one of the first structures that was built in the Greek Revival style. New technological innovations were employed, such as the use of cast iron columns, iron tension rods, laminated wood ribs for the copper-covered dome and the first large scale use of granite and glass in a revolutionary post and beam technique.

## 2. If State or local historic preservation plan exists, what is priority assigned to this proposal (if any) under the plan?

The Plan is in the process of formulation by the Massachusetts Historical Commission. Its acting director, Dr. Richard Hale, is briefed on this project and has assigned it highest priority.





3. Is property listed on the National Register? Yes. If no, give specific references and authority used to determine historic or architectural value. If determination is based on criteria other than those established for the National Register, list or enclose copy of the criteria used.

4. If property to be acquired is now in public ownership, explain need for purchase:

Not to be Acquired.

5. Is it intended to transfer the property by lease or contract to any individual, non-profit corporation or historical association? Yes. If yes, give details.

To insure preservation of this historic property, the title will remain in the City. It is anticipated that the City will negotiate a net lease with the developer who undertakes the development and restoration of this building.

6. Describe provisions for continued maintenance of property:

The above-described arrangement will enable the City of Boston to participate in the profits generated by the overall development, while placing the responsibility for continuing maintenance of the property upon the lessee.

The developers of this property will be responsible to an advisory committee which will be set up to govern its life-long operation.



7. Is there imminence of loss or damage to the property? (include anticipated destruction, use change, etc.)  
Yes \_\_\_\_ . If yes, explain:

The present basement is periodically inundated by tidal water and must be repaired immediately so as to prevent further damage to the building.

See volume 2 of the Faneuil Hall Markets Report entitled "Urban Design- Architectural - Engineering" for detailed information:

8. Is acquisition and/or preservation of this site related to any other Federal program or has any other application for Federal assistance been submitted in connection with this site? No \_\_\_\_ If yes, explain and give details, including application numbers where appropriate:

Although Faneuil Hall Market building is currently in the Downtown Waterfront/Faneuil Hall Urban Renewal Project - Mass. R-77, no urban renewal funds are budgeted for the preservation of this property.

9. Describe proposed use(s) of property: (give proposed admission or entrance fee, if any)

Proposed adaptive uses of the property will include:

indoor and outdoor restaurant facilities.  
continued retail food and specialty shops.  
civic functions in the Great Hall.  
office space.



10. If structure relocation is proposed: **No**

a. Indicate nature of threat to structure which necessitates its being relocated;

---

b. Describe proposals for relocating structure, and costs involved;

---

c. If Federal assistance is requested for acquisition of new site, explain why structure cannot be relocated on existing publicly owned site;

---



11. If restoration and/or improvement is proposed:

a. Describe restoration and, or improvement plan, listing proposed activities:

The proposed plan and cost estimates for exterior improvement and restoration of the Faneuil Hall Market Building are taken from the Faneuil Hall Markets Report prepared by Architectural Heritage, Inc., and the Society for the Preservation of New England Antiquities under contract with BRA. A copy of the Report is included with this submission.

A description of the activities proposed for the exterior restoration of the building, taken from the Report, is summarized on the attached sheet entitled "Faneuil Hall Market Building - Exterior Restoration Costs."

b. Give source(s) of proposed plan and cost estimates (such as architect, professional restorer, historic society, present property owner, etc.)

A breakdown of costs for the exterior work estimated in the Report is itemized on the attached sheet entitled "Faneuil Hall Market Building Exterior Restoration Costs." Also attached are appropriate cost estimates.

12. List source and dollar value for all services and materials included in the non-Federal share of costs. Indicate portion to be furnished by the applicant, other public body, or private source. Distinguish between force account, contract and volunteer labor. Where volunteer labor is included in the non-Federal share, specifically describe each activity to be performed by volunteers. Give basis for valuation placed on volunteer services and/or donated materials. Refer to Chapter 2, Section 2, of the Guidelines before completing this question.

It is anticipated that all services and materials included in the non-Federal share of costs will be provided under contract. It is estimated that the total cost of the exterior restoration and appropriate fees is \$240,000, the non-Federal share being \$140,000. (See 11b for breakdown of costs.)





ADDENDA TO SITE INFORMATION (HUD 6781-A)

- I. 1. Photographs are in attached brochure and in Faneuil Hall Markets Report.
2. Relevant maps are in attached brochure and in Faneuil Hall Markets Report.
3. Documentation of historic significance is in Volume 1 of the Faneuil Hall Markets Report entitled "Historical Study." A list of the persons responsible for the documentation is included in the attached list of consultants.
- II. NOT APPLICABLE
- III. 1. Copies of bids and estimates are attached and can be found in Volume 4 of the Faneuil Hall Markets Report entitled "Specifications - Estimates."
- IV. NOT APPLICABLE



FANEUIL HALL MARKET BUILDING

Exterior Restoration Costs

I.	Clean Out and Demolition	
1.	Removal of Basement Windows and Frames	\$ 2,400
2.	Canopy Removal	\$ 17,300
II.	Granite Work	\$ 51,200
III.	Windows, Doors	\$ 74,670
IV.	Roofing and Flashing	\$ 35,050
V.	Construction of Pedestrian Passageways	\$ 8,000
VI.	Ice Melting System (gutters)	\$ 6,600
		<hr/>
	EXTERIOR TOTAL	\$195,220
VII.	Fees and Contingencies 23%	\$ 44,900
		<hr/>
	TOTAL EXTERIOR RESTORATION	<u>\$240,120</u>

The following six pages support the above estimates.



DUNKIRK { 7-3700  
7-3701  
7-3702

# CENTRAL BUILDING WRECKING CO.

## LUMBER

## BRICK AND STEEL

BUILDING MATERIAL OF EVERY DESCRIPTION

OFFICE AND YARD

141 BOSTON STREET, COR. PARKWAY

EVERETT 49, MASS.

June 25, 1963

Architectural Heritage, Inc.  
Faneuil Hall Market  
Boston, Massachusetts 02109

Gentlemen:

In accordance with your outline specifications, we herewith confirm our budgetary prices for the clean out and demolition work at Faneuil Hall Market, known as Quincy Market.

<u>Description</u>	<u>Amount</u>
a) Clean out:	
1.-4. Basement, center pavilion, area 4,000 sq.ft...	\$2,000
Basement, east wing, area 11,000 sq.ft. . . . .	10,000
Basement, all windows and frames. . . . .	2,400
1st floor, east wing, except existing restaurant. . . . .	10,500
2nd floor, ceiling of Great Hall. . . . .	6,800
2nd floor, office partitions Great Hall. . . . .	2,200
2nd floor, east wing complete, area 11,000 sq.ft. . . . .	10,500
Total. . . . .	\$44,400
b) Partial demolition:	
1. Cement canopy, south side. . . . .	\$10,500
2. Metal canopy, north side. . . . .	6,800
3. Chimney and miscellaneous. . . . .	5,000
Total. . . . .	\$22,300
c) Demolition:	
1. Sidewalk demolition - 32,100 sq.ft.	
Less area over utility tunnel - <u>-6,240 sq.ft.</u>	
25,860 sq.ft. @ 65¢. . . . .	<u>\$16,700</u>
Total clean out and demolition. . . . .	<u>\$83,400</u>

Should there be any questions regarding this estimate please do not hesitate to contact us.

We are herewith enclosing our bill for this service.

Very truly yours,

CENTRAL BUILDING WRECKING CO.  
*Abraham Backman*  
Abraham Backman



# ARCHITECTURAL HERITAGE

1 HALL MARKET, BOSTON, MASSACHUSETTS 02109

## ESTIMATED COST

### MARKET BUILDING

Faneuil Hall Markets

#### SECTION III - GRANITE WORK

##### b) Granite, cut and delivered:

<u>1.</u>	Architrave stones, 32 stones -	
	16 stones 8 cubic ft. @ \$22. . . . .	\$2,800
	16 stones 2 cubic ft. @ \$22. . . . .	<u>700</u>
	Total. . . . .	\$3,500
<u>2.</u>	Cornice stone, 1 stone. . . . .	500
<u>3.</u>	First floor and basement entries -	
	10 stones @ \$220. . . . .	\$2,200
	50 stones @ \$110. . . . .	<u>5,500</u>
	Total. . . . .	<u>7,700</u>

Total of b). . . . . \$11,700

##### d) Erection of stone:

<u>1.-3.</u>	32 architrave stones @ \$330. . . . .	\$10,500
	1 cornice stone @ \$1,000. . . . .	1,000
	60 entry stones @ \$100. . . . .	<u>6,000</u>
	Total. . . . .	\$17,500

##### e) Patch and repoint granite:

<u>1.-3.</u>	80 man days @ \$50. . . . .	\$4,000
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##### f) Cleaning of granite:

<u>1.-2.</u>	Clean all granite, wet process	
	535 ft. north side	
	535 ft. south side	
	50 ft. end	
	<u>50 ft. end</u>	
	1,170 lineal ft. x 30 ft. high = 36,000 sq.ft.	
	36,000 sq.ft. x 50¢. . . . .	<u>\$18,000</u>

Total. . . . . \$51,200





G R A N I T E  
H . E . F L E T C H E R C O.  
WEST CHELMSFORD MASS. 01863

July 25, 1968

Architectural Heritage  
Faneuil Hall Market  
Boston, Massachusetts 02109

Attention: Mr. Roger Webb

Dear Mr. Webb: ~~-----~~

This letter is to confirm the granite price estimates which I gave Mr. Detwiller on the phone today, for the four types of replacement stones you would require for Faneuil Hall Market.

These estimates are:

16 architrave fillers-----	\$150.00 each
16 window lintel fillers-----	\$ 75.00 each
12 arch stones-----	\$140.00 each
12 window sills-----	\$ 50.00 each

We have assumed that the lintel fillers would be lewised, and the architrave fillers back-checked, so that they could be supported on stainless steel ledge angles attached to the existing masonry, and the above estimates have been figured accordingly.

These estimates are for Chelmsford Granite, which was used in the original construction, in thermal finish, similar to that furnished for the restoration work at the Boston Stone tavern on Hanover Street facing Government Center.

Yours very truly,

H. E. FLETCHER CO.



William B. Horton

WBH/mjl



# ARCHITECTURAL HERITAGE

FANEUIL HALL MARKET, BOSTON, MASSACHUSETTS 02109

## ESTIMATED COST

### MARKET BUILDING

Faneuil Hall Markets

#### SECTION VII - WINDOWS, DOORS

- a) 2nd floor windows- new sash painted and installed in original frames that have been scraped and painted:

<u>1.-3.</u>	Windows 4 ft. x 6 ft. - original design,	
	114 @ \$150. . . . .	\$17,100
	Windows 6 ft. x 14 ft.- 8 @ \$620. . . . .	4,960
	Windows 9 ft. x 16 ft.- 2 @ \$1,075. . . . .	<u>2,150</u>

Total. . . . . \$24,210

- b) 1st floor and basement windows:

<u>1.-3.</u>	New:	4 ft. x 8 ft. - 15 @ \$200. . . . .	\$3,000
		6 ft. x 10 ft. - 4 @ \$470. . . . .	1,880
		4 ft. x 4 ft. - 52 @ \$100. . . . .	.5,200
	Repair:	4 ft. x 8 ft. - 82 @ \$100. . . . .	.8,200
		6 ft. x 10 ft. - 4 @ \$320. . . . .	<u>.1,280</u>

Total. . . . . \$19,560

- d) Exterior doors and frames:

<u>1.-3.</u>	Basement:	
	48 new basement doors and frames @ \$350. . .	\$16,800
	48 new basement doors and pintels,	
	exterior lock-up doors @ \$200. . .	9,600
	First floor:	
	14 existing doors - repair @ \$250. . .	<u>3,500</u>

Total. . . . . \$29,900

- f) Dome lantern:

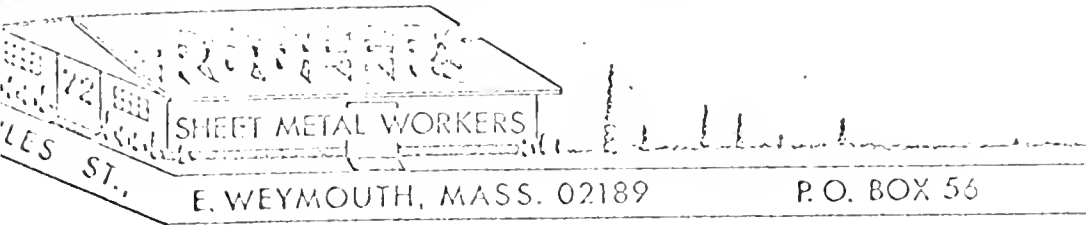
<u>1.</u>	Repair windows, 3 ft. x 5 ft. fixed sash, 8 @ \$125. . . . .	<u>\$1,000</u>
-----------	--	----------------

Total. . . . . \$74,670



J. T. CAZECAULT & SONS, INC.

Cape Cod Branch Office  
MAIN STREET  
OSTERVILLE, MASS.  
428-6512



P.O. BOX 56

Call 335-6800

June 7, 1968

Architectural Heritage Inc.  
Faneuil Hall Market  
Boston, Massachusetts 02109

Attention : Roger Webb

The following is a list of unit prices and approximate total costs for roofing and sheet metal work on the North and South Market Street restoration.

1.) Approximately 70,000 square feet of slate roof. I would budget \$1.40 per sq. ft. due to the fact that there is not enough of the color you desire available in New England. The \$1.40 price is for Virginia Slate.

BUDGET: \$98,000.00

This will cover the cost of laying the slate with the necessary flashings around chimneys, vents, and skylights.

2.) Gutter: Approximately 2060 lineal feet. Budget \$20.00 a foot- \$41,200.00.  
Gutter to be 20 ounces cold rolled plain domestic copper, formed with and 0.6 and to have a face bar of  $\frac{1}{4}$ x1" hot dipped galvanized. Cross bars are to be  $\frac{1}{4}$ x1" copper.  
Bolts- Brass-  $\frac{1}{4}$ "  
Strainers in the outlets- copper.  
Drip Strip on bottom to be copper if against wood and lead if against stone.

3.) Downspouts- Figure \$3.00 lineal feet installed.  
Downspouts to be 16 oz. plain round copper, 3" in diameter carried into cast iron pipe furnished by others. Where 2 outlets come together, they shall be connected to a single pipe and copper oval shaped funnel.

4.) Snow Rail- 2060 lineal feet at \$15.00 a foot. This equals \$30,900.00. Snow rail to be 3 rail hot dipped galvanized with brackets spaced every 4 feet and properly flashed into slate roof.

I think that should cover everything, but if I forget anything give me a call.

Yours very truly,  
J.T. CAZECAULT & SONS INC.



## ARCHITECTURAL HERITAGE

FANEUIL HALL MARKET, BOSTON, MASSACHUSETTS 02109

ESTIMATED COST  
MARKET BUILDING  
Faneuil Hall Markets

SECTION XIII - ELECTRICAL

Prepared by CONSULTING ENGINEERS - HEROSY, LOTTERO &amp; MASON - OF BOSTON, MASS.

## a) Central plant:

Total cost \$20,800, allocate 20% to Market Building. . . . . \$4,200

## b) Distribution system:

1. Feeders. . . . . \$28,000

2. Meter groups. . . . . 17,400

3. Telephone ducts. . . . . 3,500

Total. . . . . \$48,900

## c) Tenant wiring:

1. Feeder distribution. . . . . \$44,000

2. Allowance for retail @ \$1.25 sq.ft.. . . . . 100,300

Total. . . . . \$144,300

## d) Building services:

1. Public areas. . . . . \$15,400

2. H V A/C wiring. . . . . 7,400

4. Telephone provisions. . . . . 3,200

5. Emergency lighting. . . . . 12,400

6. Ice melting (gutters). . . . . 6,600

7. Auxiliary system provisions. . . . . 3,200Total. . . . . \$48,200Total of Section XIII. . . . . \$245,600\*

\* See attached report by Consulting Engineers Herosy, Lottero &amp; Mason





## JOHN C. CONLEY

ATTORNEY AT LAW

SUITE 426

73 TREMONT ST., BOSTON, MASS. 02108

Boston Redevelopment Authority  
1108 City Hall Annex  
Boston, Massachusetts 02108

Gentlemen:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts.

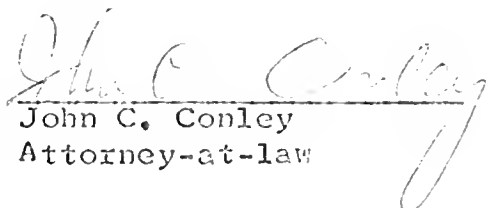
I have examined the Boston Redevelopment Authority's application for a grant under Section 709 of Title VII of the Housing Act of 1961, as amended, whereby assistance is requested for the improvement and restoration of certain property for historic preservation described as Faneuil Hall Market Building. The property is owned by the City of Boston. Under Massachusetts Acts of 1960, ch. 652, the planning board for the City of Boston is the applicant, the Boston Redevelopment Authority.

I have also reviewed all pertinent Federal, State, and local laws, including local charter provisions, which establish the Boston Redevelopment Authority as a public body, empower it to receive and expend Federal, State and local funds, and empower it to contract with the United States of America for the purpose of receiving a grant under Section 709 of Title VII of the Housing Act of 1961, as amended.

I have made appropriate inquiry and I am satisfied that there is no pending or threatened litigation, in either Federal or State courts, challenging the Boston Redevelopment Authority's authority to improve and restore property for historic preservation or to contract with the Federal Government for the purpose of receiving a grant under Section 709 of Title VII of the Housing Act of 1961, as amended.

Based upon the foregoing, it is my opinion that the Boston Redevelopment Authority is a public body empowered to receive and expend Federal, State, and local funds, to contract with the United States of America for the purpose of receiving a grant under Section 709 of Title VII of the Housing Act of 1961, as amended, and to undertake and complete the proposed improvement and restoration of the above described property, and to retain, maintain and preserve said property for public use and benefit for historic preservation purposes.

Citations to pertinent State and local laws:  
M.G.L., ch. 121, in particular 26QQ and 26YY, as amended  
Mass. Acts 1960, ch. 652, as amended

  
John C. Conley  
Attorney-at-law



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: APPLICATION FOR HISTORIC PRESERVATION GRANT  
IN THE DOWNTOWN WATERFRONT - FANEUIL HALL URBAN  
RENEWAL PROJECT NO. MASS. R-77

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WHEREAS Section 709 of Title VII of the Housing Act of 1961, as amended, provides for the making of grants of Federal funds by the Secretary of Housing and Urban Development to States and local public bodies to assist in financing the acquisition of title to or other permanent interests in areas, sites, and structures of historic or architectural value in urban areas, and in their restoration and improvement for public use and benefit, in accord with the comprehensively planned development of the locality; and

WHEREAS the Boston Redevelopment Authority (herein sometimes referred to as "Applicant"), deems it necessary and in the public interest to undertake an historic preservation project (hereinafter called the "Project") with Federal grant assistance to improve and restore certain property for historic preservation located in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts described as the Faneuil Hall Market Building; and

WHEREAS title to the said property has been previously acquired by the City of Boston; and

WHEREAS the Boston Redevelopment Authority is the planning board for the City of Boston, under Massachusetts Acts of 1960, ch. 652, as amended; and

WHEREAS it is estimated that the cost of said improvement and restoration will be \$240,000; and

WHEREAS relocation payments will be made to eligible site occupants displaced from property improved and restored under the Downtown Waterfront - Faneuil Hall Urban Renewal Project, No. Mass. R-77;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That an application be made to the Department of Housing and Urban Development for a grant in an amount authorized by Section 709 of Title VII of the Housing Act of 1961, as amended, which amount is presently estimated to be \$100,000.00, and that the Applicant will cause the balance of the cost to be paid from funds which will be available to it.

2. That the Development Administrator is hereby on behalf of the Applicant authorized and directed to execute and to file such application, and an assurance of compliance with the Department



of Housing and Urban Development regulations under Title VI of the Civil Rights Act of 1964, to execute such contract or contracts as may be necessary for the grant applied for, to provide such information and furnish such documents as may be required by the Department of Housing and Urban Development, and to act as the authorized correspondent and representative of the Applicant in the accomplishment of the Project.

3. That the proposed Project is in accord with the comprehensively planned development of the locality, and that, should said grant be made, the Applicant will retain, maintain and preserve said property for public use and benefit and for the historic preservation purposes designated in said application and approved by the Department of Housing and Urban Development.

4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and with Federal requirements relating to equal employment opportunity.

5. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with the Federal labor standards imposed under Title VII of the Housing Act of 1961, as amended.

6. That no individual or family will be displaced as a result of the Project, and that all displaced business concerns and nonprofit organizations will be assisted in their relocation, and that relocation payments will be made to all eligible displacees in accordance with applicable regulations of the Department of Housing and Urban Development.





## FANEUIL HALL MARKETS STUDY

### DIRECTION OF STUDY

Roger S. Webb, President, Architectural Heritage, Inc.

Frederick A. Stahl, Trustee, S.P.N.E.A.

Negotiation of agreement with Boston Redevelopment Authority establishing study objectives, nature and scope of services, relationships with consultants, compensation and schedule.

Direction and coordination of consultants, coordination with staff of Boston Redevelopment Authority, Public Facilities Department, Real Property Department.

Development of a disposition strategy that utilizes historic preservation legislation funds and retains the unique role of this historic core area for the benefit of the City.

Editing and production of Faneuil Hall Markets Study Report.

Walter M. Whitehill, Director, Architectural Heritage, Inc.

William Endicott, Associate Director, S.P.N.E.A.

Review of progress and direction of study relative to objectives and schedule.

### PRIME CONSULTANTS

Architectural Heritage, Inc.

Roger S. Webb, President, Architectural Heritage, Inc.

Detailed estimating of restoration and rehabilitation work with selected specialized sub-contractors and suppliers.

Research into technical innovation of original structural and architectural framework.





On site case studies of similar districts in other cities, such as Ghiradelli Square and the Cannery in San Francisco, Le Bonsecours Market District in Montreal, Old City in Chicago, Larimer Square in Denver, Central City in Colorado, Gas Light Square in St. Louis, Yorkville in Toronto and other historic districts.

Elizabeth Reed Amadon, Research Associate

Research to locate documentary evidence of history of markets and buildings.

Review of titles, deeds, City Council records, tax records, construction documents, purchase orders for original materials.

Interviews with long term market operations, and documentation of existing conditions.

Frederic D. Detwiller, Architectural Draftsman

Measured drawings of original buildings and elements.

Presentation drawings.

Peter Stokes, Architectural Photographer

Exterior composite, photographs of Faneuil Hall Markets.

Society for the Preservation of New England Antiquities

Abbott Lowell Cummings, Assistant Director, S.P.N.E.A.

Visual inspection of all buildings and elements to determine historic significance and authenticity.

Review and direction of historic analysis and report.

Christopher P. Monkhouse, Research Associate

Research into architectural development of the Market District with



special emphasis on the architect, Alexander Parris, his life and work, as exemplified in the Market development.

# TECHNICAL CONSULTANTS

## F. A. Stahl and Associates, Inc.

Frederick A. Stahl, A.I.A., President

Development of area planning objectives including additional peripheral development sites, pedestrian and vehicular circulation patterns.

Proposals for re-use of historic buildings and spaces including schematic drawings and estimates.

Coordination of technical consultants for engineering proposals consonant with general objectives.

John W. Hagan, Architectural Assistant

Perspective renderings to illustrate proposals for use and renewal of buildings and open spaces.

Fredley R. Chitel, Architectural Draftsman

Development of detailed drawings for estimating measured drawings and photographs of problem conditions.

## Le Messurier Associates, Inc.

William L. Thoen, P.E., Structural Engineer

Inspection of all buildings for structural adequacy and conditions requiring corrective action.

Review of all drawings and documents relating to original structure and later changes.



Progressive Consulting Engineers, Inc.

Warren P. Connor, P.E., Mechanical Engineer

Development of proposals for all mechanical services for district and buildings consonant with objectives of historic restoration and preservation and flexible re-use.

Herosy, Lottero & Mason Associates, Inc.

Joseph V. Herosy, P.E., Electrical Engineer

Development of proposals for electrical services for district and buildings consonant with objectives of restoration and preservation and flexible re-use.

R. M. Bradley and Company, Inc.

Gordon Hall, III, Real Estate Broker

Review of market available to Market District as core city facility; contact with interested office and retail tenants to establish rent levels and extend of market; research into financing possibilities and development and rental strategy.

Ropes and Gray

John F. Bok, Attorney

Development of disposition strategy; review of historic district controls and operation; review of federal programs available to support project objectives; drafting of proposals for private-city-agency-federal cooperative action in development.

Roger A. Moore, Attorney

Review of historic district legislation and feasibility.





Rackemann, Sawyer & Brewster

Albert Wolfe, Attorney

Historic district feasibility; procedures for facade easements, control and administration of preservation districts; review of existing federal programs.

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